NEW OWNER:

106 DUKE STREET, LLC
2305 Cruzen Street
Nashville, TN 37211

SEND TAX BILLS TO:

106 DUKE STREET, LLC
2305 Cruzen Street
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0177 MJ

Map 071 Group 07-0 Parcel 090.00

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 138087 DEEDWARRSP
09/07/2018 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $2,631.14
20180907-0089044

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Eleven Thousand One Hundred Twenty and 00/100 Dollars ($711,120.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARK J. SCHOTTLAND, AN UNMARRIED MAN AND JOHN R. SCHOTTLAND , A MARRIED MAN** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **106 DUKE STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

The following described property in the Twelfth (12th) Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a stake on the Southerly margin of Duke Street, being the Northeasterly corner of a tract of land deeded by Lottie Keele Netterville to Estelle Jones Brewington, as of record in Book 1341, Page 592, Register's Office; thence Southwardly along the Easterly line of Brewington Tract to the Southeasterly corner of the Brewington Tract, being 294 feet, more or less; thence Eastwardly along the line of a tract of land deeded by Lottie Keele Netterville, to Ben Williams, as of record in Book 1341, Page 305, Register's Office, this being a distance of 159 feet which reaches the Easterly border line of a tract of land deeded to Lottie Keele Netterville, by deed from William Magruder Netterville, as of record in Book 802, Page 199, Register's Office; thence Northwardly along the Eastern border of line of the said Netterville tract 147 feet to a point; this being the Southeasterly corner of a tract deeded by Lottie Keele Netterville to the Dickerson Road Church of Christ, as of record in Book 999, Page 367, Register's Office; thence Westwardly in a line parallel to Duke Street 80 feet; thence Northwardly 175 feet, more or less, to a stake on the Southerly line of Duke Street; thence Westwardly along the Southwardly side of Duke Street, 113 feet, more or less, to the point of beginning.

BEING the same property conveyed to Mark J. Schottland an unmarried man and John R. Schottland a married man, by Warranty Deed from Puneet Mahan, married, dated March 27, 2015, and of record in Instrument No. 20150414-00332923, Register's Office for Davidson County, Tennessee.
This is IMPROVED property known as 110 Duke Street, Nashville, Tennessee 37211

This is not now nor has it ever been the primary residence of John R. Schottland.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever ARISING BY, THROUGH OR UNDER THE Grantor, but not further otherwise.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 7 day of **September, 2018.**

MARK J. SCHOTTLAND

John R Schottland
JOHN R. SCHOTTLAND

BY: Mark J. Schottland POA
MARK J. SCHOTTLAND, Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Instrument: 201809070089043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARK J. SCHOTTLAND**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7 day of **September, 2018.**

Hunter B. Thrasher
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARK J. SCHOTTLAND,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **JOHN R. SCHOTTLAND** , the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 7 day of September 2018 HT

Hunter B. Thrasher
NOTARY PUBLIC

My Commission Expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 711,120.00 .

Sharon D Muller
AFFIANT

Sworn to and subscribed to before me this 7th day of September, 2018.

John Hall
NOTARY PUBLIC

My commission expires: 10-14-2019

JONN HALL
STATE
TE E
NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



